



B. Consistency Meeting

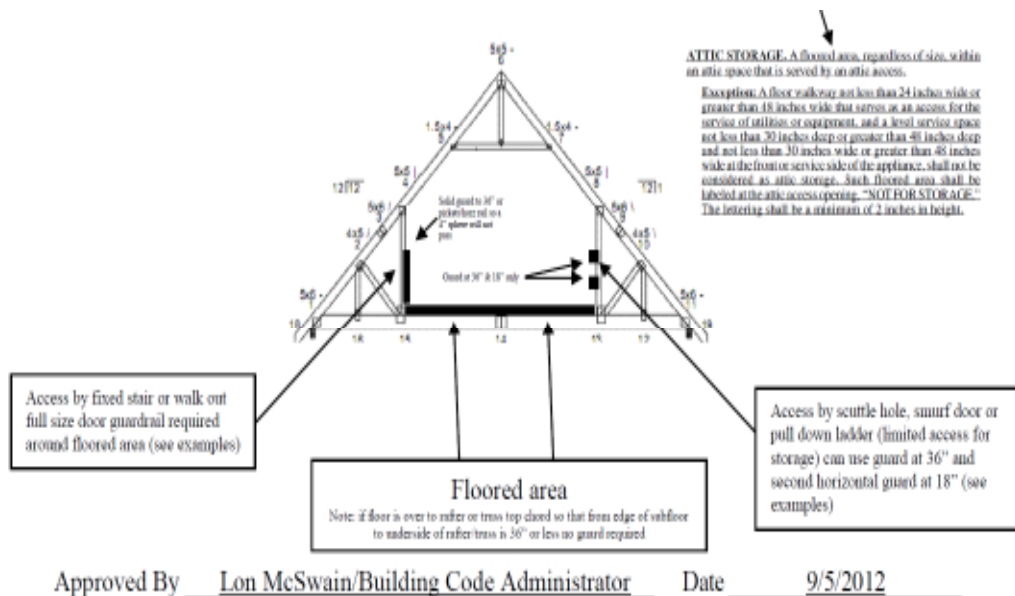
Residential

Date 11/06/2013 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

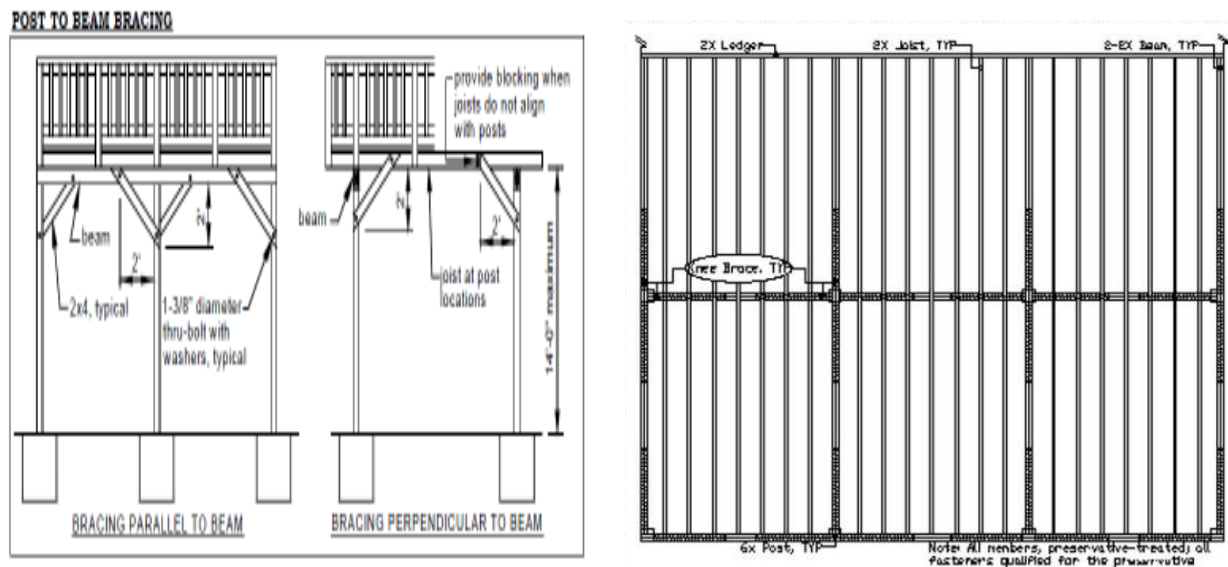
Staff present: On File

Public present: Charles Sofinonski (M/I Homes); Brian Hall, Eric Wagner (Classic Homes); Dan Lutz, Dan Dunahue (Krauf Insulation); Bill Green (Barefoot & Co.); Wade Miller (Cooper Builders); Alan McGee (McGee Brothers); David Reynolds (BFS); Steve Brusko (Landis Reed Homes); Wayne Carter (Monterey Bay Homes); Scott McCracken (Ryan Homes)

1. Attic guards - Mecklenburg has an interpretation dated 9/5/2012 on the web site MECKpermit.com



2. Deck lateral bracing requirements when bolted - exterior band and interior girder



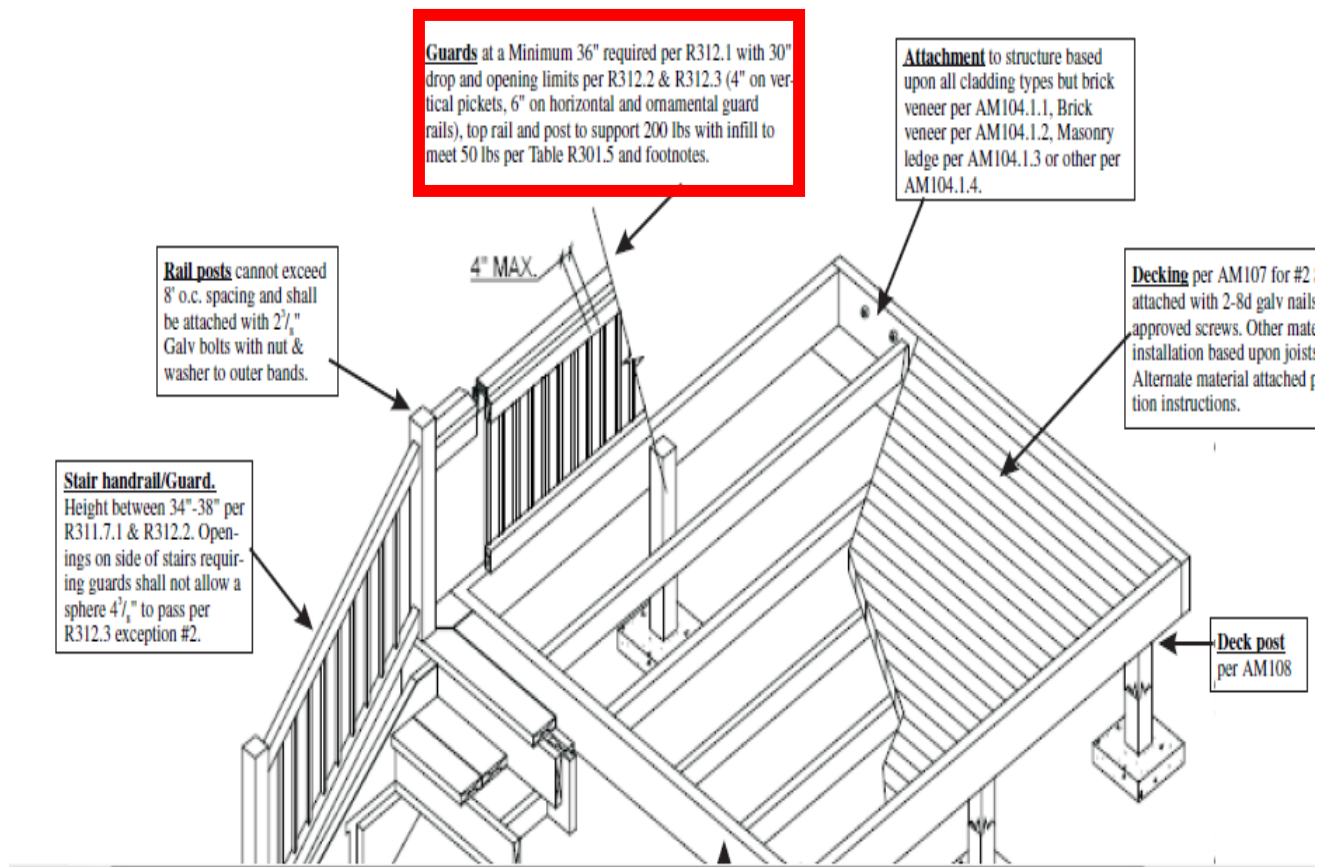


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3. Deck guarding see 312.3 corrected for height.



R312.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. *Guards* on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.



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4. Pier and curtain wall - interpretation from state DOI limits what can be done. Can from use of queen bricks being used. On Meckpermit.com

5. Anchor bolts installed in brick foundations is approved for use. Still being researched further.

INFORMAL CODE INTERPRETATION

NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
1202 Mail Service Center, Raleigh, NC 27699-1202
919-661-5880

Pier and Curtain Wall Bonding

Code: 2012 Residential Code
Section: R404.1.5.1

Date: July 2, 2012

Question:

1. Could piers alone be used as the foundation for a single family dwelling without any foundation wall? Why must piers be bonded to the curtain wall?
2. Can corrugated veneer ties be used to bond the pier to the curtain wall?

Answer:

1. No. The code does not permit the use of piers alone as a foundation for a dwelling. Section R404.1.5.1 specifies the use of "pier and curtain" walls bonded together and having concrete footings poured integrally as a minimum for frame construction and masonry veneer frame construction not more than two stories in height. The bonding of the pier and curtain wall is required for lateral loads (racking).

An acceptable alternative to this section would be for an engineer to design the foundation consisting only of piers which will accommodate all superimposed live, dead, and other loads and all lateral loads.

2. No. Corrugated veneer ties may not be used to bond the curtain wall to the pier.

INFORMAL CODE INTERPRETATION

NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
1202 Mail Service Center, Raleigh, NC 27699-1202
919-661-5880

Nonload-bearing Masonry Foundation Curtain Walls

Code: 2012 Residential Code
Section: R404.1.5

Date: July 2, 2012

Question:

Is it possible to construct a nonload-bearing masonry foundation wall of 4" nominal width masonry without meeting the requirements of Paragraph R404.1.5.1 for pier and curtain wall construction?

Answer:

Yes. Because the wall is not load-bearing it is possible to use Table R606.9 - Spacing of Lateral Support for Masonry Walls. According to this table the wall could be as much as 6" tall as a 4" width equates to 72" (18 x 4") lateral support spacing. The wall must however meet the following requirements:

1. The building must be a townhouse in Seismic Design Categories A or B or a detached one- and two-family dwelling.
2. The height of the wall is limited to 6 feet. This limit is imposed by Table R606.9.
3. The footing for the curtain wall must meet the depth requirements of Paragraph R403.1.4.
4. The minimum size of the footing is 6" deep x 8" wide based on Paragraph R403.1.1.
5. The top of the wall must be in substantial contact with or attached to the structure above a minimum of every 2 linear feet. Continuous contact would be preferred but is not required. The purpose of the contact or attachment is to meet the requirements of Table R606.9 for lateral support.
6. The contact or attachment at the top of the foundation curtain wall must meet the requirements of Table R301.5 for guard rails. This will insure adequate resistance at the top of the wall to consider the wall laterally supported at the top.
7. The curtain wall can not be used to resist uplift or shear forces of the building.
8. The curtain wall can not be used to support a masonry veneer wall or any other dead or live load above it.

R403.1.6 Foundation anchorage. When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center and not more than 12 inches from the corner. There shall be a minimum of two bolts per plate section. In Seismic Design Categories D₁ and D₂, anchor bolts shall also be spaced at 6 feet (1829 mm) on center and located within 12 inches (305 mm) from the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to the wood sill

Anchor Bolt

NARROW BY

CATEGORIES

wedge anchor bolt (10)

SELECTED SPECIFICATIONS

Type: L Hook
UNSPSC: 31151801
Package Quantity: 25
Min. Tensile Strength (PSI): 65,000
Meets/Exceeds: ASTM A307
Material: Steel
Item: Anchor Bolt
Includes: Hex Nut and Flat Washer
Finish: Plain
Application: For Use in Concrete

SPECIFICATION

☐ Thread Size
☐ Thread Length
☐ Overall Length

SORT BY: Popularity | High Price | Low Price | VIEW BY: Grid | List

Showing 1-6 of 6 results

1. Approved Vendor
Anchor Bolt, L Hook, 1/2-13, 12 in OAL, PK25
Model: ZKA25
SKU: 372721
(0 reviews)
2. Approved Vendor
Anchor Bolt, L Hook, 3/8-16, 8 in OAL, PK 25
Model: ZKA21
SKU: 388780
(0 reviews)
3. Approved Vendor
Anchor Bolt, L Hook, 1/2-13, 10 in OAL, PK25
Model: ZKA24
SKU: 359905

R40
3.1.6
refer
ence
code



Board of Education Consistency Meeting

Residential

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>> [Home](#) > [All Products - Alphabetical List](#)

L-Bolt Anchor Bolt



Simpson Strong-Tie® L-Bolts are used to attach a plate member to a concrete or masonry foundation, provide anchorage for lightweight post bases, and for general anchorage to concrete. They are packaged with nuts and cut washers. Many building codes require that additional bearing plates be used with the bolt in high wind and high seismic areas; consult local codes.



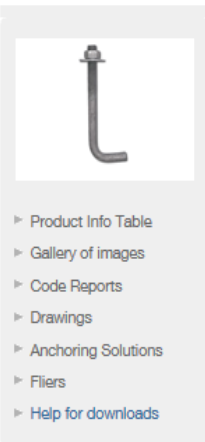
L-Bolt Discontinued in 2012

L-Bolt Anchor Bolts are being discontinued and will have limited availability.

Material: ASTM F1554 Grade 36.

Finish: Unfinished or hot-dip galvanized.

Installation: See [General Notes](#).



6. Auto notifications - there were some problems with the system and was corrected.



Budget Consistency Meeting

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Inspection Notification Contacts

Contact Name	Contact Phone	Contact Fax	Email or Text Message Address
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Trade Details

Electrical

Total Amps	200	Connections at 120 Volts
# Circuits	1	Connections over 120 Volts
Service Type	Existing	
Utility Company	DUKE ENERGY	

CE-TECH.Triage@mecklenburgcountync.gov

Mechanical

# Gas Connections	# Appliances	
Utility Company		
<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Gas or Oil Furnace	<input type="checkbox"/> Chimney
<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Gas or Oil Steam	<input type="checkbox"/> Stove
<input type="checkbox"/> Electric Baseboard	<input type="checkbox"/> Gas Pack	<input type="checkbox"/> Gas Piping
<input type="checkbox"/> Electric Ceiling	<input type="checkbox"/> Prefabricated Fireplace	
<input type="checkbox"/> Exhaust/Ventilation	<input type="checkbox"/> Refrigeration Only	

Plumbing

# Fixtures	4	# Appliances
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Utilities

Service Type	Existing
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7. Real time failure reports - now can be done with owner developer dash board.



Beaufort Consistency Meeting

Residential

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Code Enforcement

700 North Tryon Street

Charlotte, NC 28202

fax 704-336-3839

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meckpermit.com

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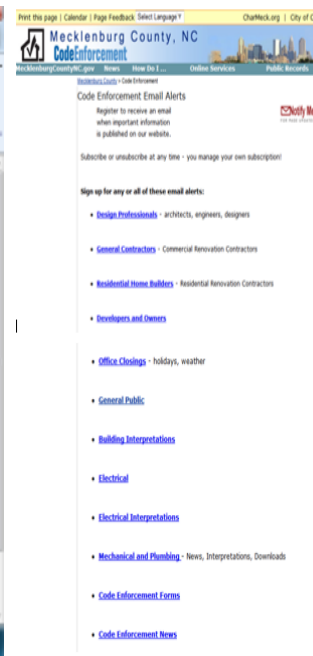


Borough Consistency Meeting

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8. Notify me - application for notification of county activity and Code Enforcement updates.



Recommend replacement language with an associated hyperlink	
•	Office Closings - Holidays, weather events, etc.
•	Design Professionals - Architects, Engineers, Designers
•	General Contractors - Commercial, Residential, Specialty
•	Developers and Owners
•	County Fire Marshall
•	Inspection Services
•	Plan Review Services
•	Administrative Services - Documents, records, TU, TCO, CO
•	Building
•	Electrical
•	Mechanical
•	Plumbing
•	Forms and Publications
•	Code Enforcement News

9. Energy Star - Framing only no insulation in walls.

10. Priority inspections - Done by type of inspection not by residential or commercial.

11. Tempered Glass in bathroom - standing or walking area less than 60" need tempered glass by tub. If there is a wall between tub and window does not need to be tempered.

Approved By Lon McSwain Date 11/25/2013